



Historic District Character

- Historic District character defined by buildings
 - Architectural period and details
 - Size of buildings, height, footprint, massing
 - Barns, Carriage Houses, Garages
- Setting of buildings is part of character
 - Lot width, lot size, and distance between homes
 - Setbacks from the street
- Overall sense of place

VR Zoning Adverse Effects

- 50 foot frontage
 - Hammerhead or Pork Chop Lots
 - Puts homes in backyards of Historic homes
 - Flanks Historic homes with driveways
- VR zoning has no restriction on size of buildings
 - Buildings out of scale with the other Historic Homes

Zoning Adverse Effects

- 15,000 square foot minimum
 - Builders divide vacant lots into equal 15,000 sq ft lots
 - Encourages a uniformity and regularity that is out of character with the Historic District